

STATEMENT OF DOCUMENTS PROVIDED



1. ☐ Disclosure Regarding Initial Lease Term
2. ☐ Standards for Lease Application
3. ☐ Community Rules & Regulations
4. ☐ Application
5. ☐ Record Check Locations

Applicant Name: _____

Date: _____

Applicant Name: _____

Date: _____

DISCLAIMER

The lease contained in this packet is not a legal document until signed by an authorized agent for Pecan Mobile Home Park Inc.

SEPARATE DISCLOSURE STATEMENT

PROVIDED PER TEXAS LAW

The following notice is applicable if your application is approved:

YOU HAVE THE LEGAL RIGHT TO AN INITIAL LEASE TERM OF SIX MONTHS. IF YOU PREFER A DIFFERENT LEASE PERIOD, YOU AND YOUR LANDLORD MAY NEGOTIATE A SHORTER OR LONGER LEASE PERIOD. AFTER THE INITIAL LEASE PERIOD EXPIRES, YOU AND YOUR LANDLORD MAY NEGOTIATE A NEW LEASE TERM BY MUTUAL AGREEMENT. REGARDLESS OF THE VEHICLE. DURING THE 60-DAY PERIOD, YOU MUST CONTINUE TO PAY TERM OF THE LEASE, THE LANDLORD MUST GIVE YOU AT LEAST 60 DAYS' NOTICE OF A NONRENEWAL OF THE LEASE, EXCEPT THAT IF THE MANUFACTURED HOME COMMUNITY'S LAND USE WILL CHANGE, THE LANDLORD MUST GIVE YOU AT LEAST 180 DAYS' NOTICE. DURING THE APPLICABLE PERIOD, YOU MUST CONTINUE TO PAY ALL RENT AND OTHER AMOUNTS DUE UNDER THE LEASE AGREEMENT, INCLUDING LATE CHARGES, IF ANY, AFTER RECEIVING NOTICE OF THE NONRENEWAL.

Signature: _____

Date: _____

PECAN PARK
5701 JOHNNY MORRIS ROAD AUSTIN, TX 78724
Office 512-926-3800 - Fax 512-926-2392
PecanPark@RepublicCommercial.com

Standards for Lease Application

We are working with our community to maintain quality in the neighborhood. We have a very thorough screening process. If your application meets park standards and is accepted, you will have the peace of mind of knowing that other residents in the area are being screened with equal care. Please review the following restrictions. If you feel you will comply with these standards, please apply. **The application fee is one hundred and seventy-five (\$175) dollars, payable by money order only.**

Park Restrictions

1. **ID:** We require a photo ID (a driver's license or photo identification card issued by the US government, state or federal) and a valid Social Security or Taxpayer ID number (used to process the application) for the primary applicant. **Every adult member who will occupy the house must supply the above ID to obtain a record check. No felony convictions will be accepted.**
2. **Home:** **The home must have been manufactured in 2023 or later** (varies on a case-by-case basis) and must meet all city, county, and state codes and ordinances. You must show a bill of sale or title to your home. **You must also show proof of the contract for the installation of skirting, no plastic skirting is allowed. The pulling hitch must be removed prior to skirting.** No television antennas are allowed except the 18"-24" satellites, no ground-mounted antennas are allowed. No fences of any kind are allowed on the property. **Homes must ONLY be transported and placed on the assigned lot between Monday - Friday during office hours**
3. **Pets:** Only two (2) pets (dog or cat) are allowed per household. **No dogs over 25 lbs at maturity are allowed.** Pit bulls, Chows, and Rottweilers are not permitted. Before the pet is allowed on the premises, you must submit their up-to-date vaccination records and animal license tags. No pets can live outside the house and can only be taken outside while on a leash.
4. **Vehicles:** A **maximum of three** passenger vehicles (per lot) are allowed to be parked at your home; No other type of vehicles, delivery trucks, or work vehicles are allowed to be parked there. Tenants must supply a copy of the vehicle title or registration as proof of ownership.
5. **Park Rules:** You must be able to follow park rules. Please read carefully the Park Rules & Regulations before applying.

Application Procedures

1. **What we ask:** What we may verify and ask about is personal identity, employment, income assets, credit reports, rental history, and criminal history.
2. **Who we ask:** The groups or individuals whom we ask for the above information are, but are not limited to past and present employers, past and present landlords (including Public Housing agencies), financial institutions, credit reporting agencies, criminal reporting agencies, welfare agencies, Veterans Administration, state unemployment agencies, retirement systems, Social Security Administration.
3. **A Complete Application:** If a line is not filled in (or the omission is unexplained), we will return the application to you for completion. Incomplete applications will not be processed.
4. **Number of applicants per application:** **An applicant and his/her spouse may be processed on one application.** Additional adults must submit a separate application along with a \$75 application fee, payable by Money Order.

Please Note: We provide equal and fair housing opportunities. We do not discriminate against race, color, religion, sex, handicap, national origin, marital or student status, age, or sexual preference. Rev 12/15

APPLICATION FOR PECAN PARK
5701 JOHNNY MORRIS ROAD - AUSTIN TX 78724

**A BLANK COPY OF THE CURRENT LEASE FORM AND RULES APPLICABLE TO THE
COMMUNITY ARE PROVIDED TO EACH APPLICANT WITH THIS APPLICATION**
Each co-resident and each occupant over the age of 18 must submit a separate application

Prospect Resident's Information

Full Name (as shown on driver's license / ID): _____

Current address: _____

Cell Phone #: () _____

Email Address: _____

Social Security #: _____ Date of birth: _____

Marital Status: _____ Driver's License # and state: _____

Owner/Manager of current rental: _____ Current Monthly rent: \$ _____

Owner/Manager's Phone #: () _____ Date Moved in: _____

Owner/Manager's Email: _____

Reason for moving: _____

Previous address (if the current residence is <1 year): _____

Owner/Manager of previous address: _____ Owner/Manager Phone #: () _____

Date Moved in: _____ Date Moved out: _____

Reason for moving: _____

Present Employer: _____ Work Phone #: () _____

Monthly income: _____ Duration of employment: _____

Supervisor's Name: _____ Supervisors Phone #: () _____

Supervisor's Email: _____

Address: _____

Previous Employer (if the present employment is <1 year): _____

Monthly income: _____ Duration of employment: _____

Supervisor's Name: _____

Supervisor's Email: _____

Address: _____

Work Phone #: () _____ Supervisors Phone #: () _____

Supervisor's Email: _____

Spouse's Information

Spouse's Full name: _____ Social Security#: _____

Driver's License # and state: _____ Date of birth: _____

Present Employer: _____ Work Phone #: () _____

Monthly income: _____ Duration of employment: _____

Supervisor's Name: _____ Supervisors Phone #: () _____

Supervisor's Email: _____

Address: _____

Other Occupants Under 18 Years of Age Information

**All Occupants Must Be Listed on The Lease to Be Authorized to Reside in The Community
Having Unauthorized Occupants May Be a Violation Of the Lease and The Rules**

Name: _____ DL#: _____ Date of Birth: _____

Sex: ☐ F / ☐ M / ☐ Other Relationship: _____

Name: _____ DL#: _____ Date of Birth: _____

Sex: ☐ F / ☐ M / ☐ Other Relationship: _____

Name: _____ DL#: _____ Date of Birth: _____

Sex: ☐ F / ☐ M / ☐ Other Relationship: _____

Vehicle Information

Make & Model of vehicle: _____ Year: _____

License Plate #: _____ State Registered: _____

Make & Model of vehicle: _____ Year: _____

License Plate #: _____ State Registered: _____

Make & Model of vehicle: _____ Year: _____

License Plate #: _____ State Registered: _____

Pet Information

Will you or any occupant have a pet? ☐ Yes ☐ No

Yes

No

Type/Kind: _____ Up-To-Date Vaccination? ☐ ☐

Weight: _____ Breed: _____ Age: _____ Spayed/Neutered? ☐ ☐

Type/Kind: _____ Up-To-Date Vaccination? ☐ ☐

Weight: _____ Breed: _____ Age: _____ Spayed/Neutered? ☐ ☐

(Maximum of 2 pets allowed. No Dogs over 25 LBS permitted)

References

Name:

Phone Number:

- _____
- _____
- _____
- _____
- _____

() _____
() _____
() _____
() _____
() _____

Emergency Contact Information

Name & relationship: _____
Home address: _____
Cell phone #: () _____
Work address: _____
Work phone #: () _____

Credit/Criminal History

Have you, your spouse, or any occupant listed above ever:

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Been evicted or asked to move out? |
| <input type="checkbox"/> | <input type="checkbox"/> | Breached a rental agreement or lease contract? |
| <input type="checkbox"/> | <input type="checkbox"/> | Filed for bankruptcy? |
| <input type="checkbox"/> | <input type="checkbox"/> | Been sued for nonpayment of rent? |
| <input type="checkbox"/> | <input type="checkbox"/> | Been convicted of a crime? |
| <input type="checkbox"/> | <input type="checkbox"/> | On parole or probation for any offense? |
| <input type="checkbox"/> | <input type="checkbox"/> | Had any credit problems, slow-pays or delinquencies? |

Please explain if you check any "yes"

Manufactured Home Information

Name & address of the legal owner of the home: _____

If new home, name & address of the selling retailer: _____

Is your home financed? ☐ Yes ☐ No Monthly payments: \$ _____

Name & address of lienholder: _____

Make & Model of home: _____ Year of home: _____

Size (including hitch): _____ Is the home all electric? ☐ Yes ☐ No; has gas & electric

What type of air conditioner is in the home? ☐ Central ☐ Window ☐ Other: _____

What is the roof shape? ☐ Peaked ☐ Round ☐ Arched ☐ Other: _____

Is your roof: ☐ Shingled ☐ Metal ☐ Other: _____

What type of siding is on the home: ☐ Metal ☐ Vinyl ☐ Smart Panel ☐ Other: _____

Does the home have a bay window? ☐ No ☐ Yes: Where is it located? _____

Transporter / Installer information

Are transportation and installation services being provided by a dealership as part of a purchase?

☐ **Yes**, dealership is providing both services.

☐ **No**, I am arranging for transportation and installation separately.

Transporter Company Name: _____ () _____

Installer Company Name: _____ () _____

How did you hear of our community?

List anyone you may know in our community:

Each applicant hereby represents that all the above statements and information furnished are true and correct and authorizes verification of such. Each Applicant acknowledges, understands, and agrees that false information constitutes grounds for this application's rejection.

Signature: _____

Date: _____

Spouse Signature: _____

***Applicant(s) hereby authorizes any creditor or former landlord to release relevant data to Lessor regarding this Application.**

Initials: _____